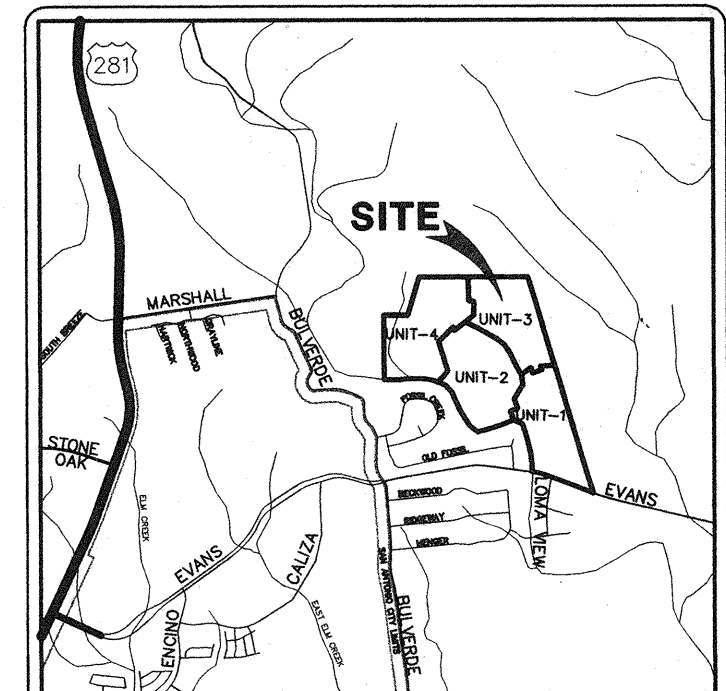


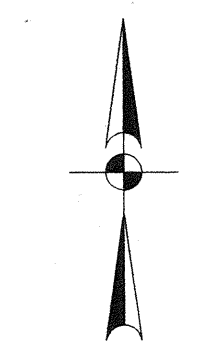
DEVELOPER INFORMATION					
NAME:	DENTON DEVELOPMENT CO.				
ADDRESS:	11 LYNN BATTS LN., SUITE 110 SAN ANTONIO, TX 78218				
TELEPHONE:	210/828-6131				

FOSSIL RIDGE SUBDIVISION, P.U.D.						
UNIT	USE	SIZE AC.	LOTS NO.	DENSITY Lots/AC	OPEN SPACE AC.	% OPEN
1	SINGLE FAMILY RESIDENTIAL	102.13	49	0.48	89.12	87.26%
2	SINGLE FAMILY RESIDENTIAL	114.77	46	0.40	102.59	88.38%
3	SINGLE FAMILY RESIDENTIAL	92.43	45	0.49	80.46	87.05%
4	SINGLE FAMILY RESIDENTIAL	80.36	22	0.27	74.55	92.77%
TOTAL		389.70	162	0.41	346.72	88.87%

- 1.) ALL FLOODPLAIN AREAS AND DRAINAGE EASEMENTS ARE DESIGNATED AS OPEN SPACE.
- 2.) PHASING SHALL FOLLOW SUBDIVISION UNITS.
- 3.) THIS PROPERTY IS LOCATED OVER THE EDWARDS' AQUIFER RECHARGE ZONE.

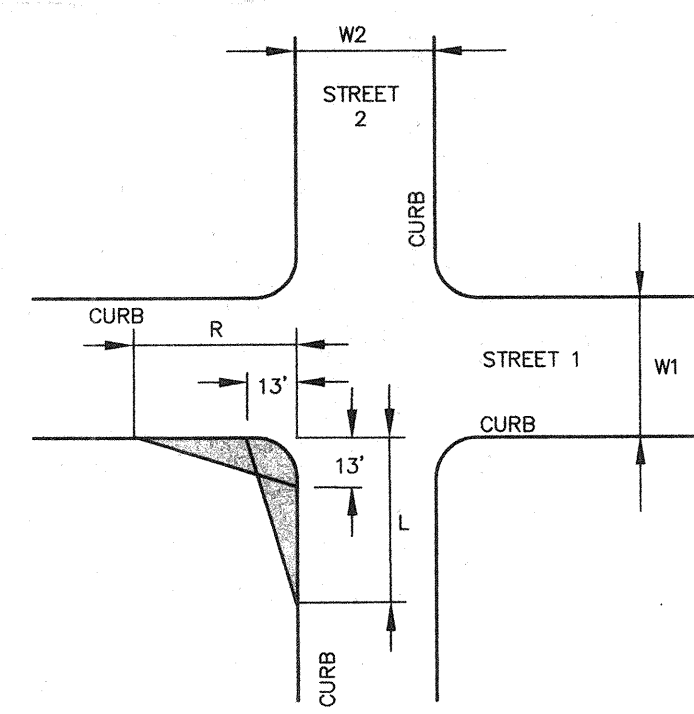


LOCATION MAP  
(NOT TO SCALE)



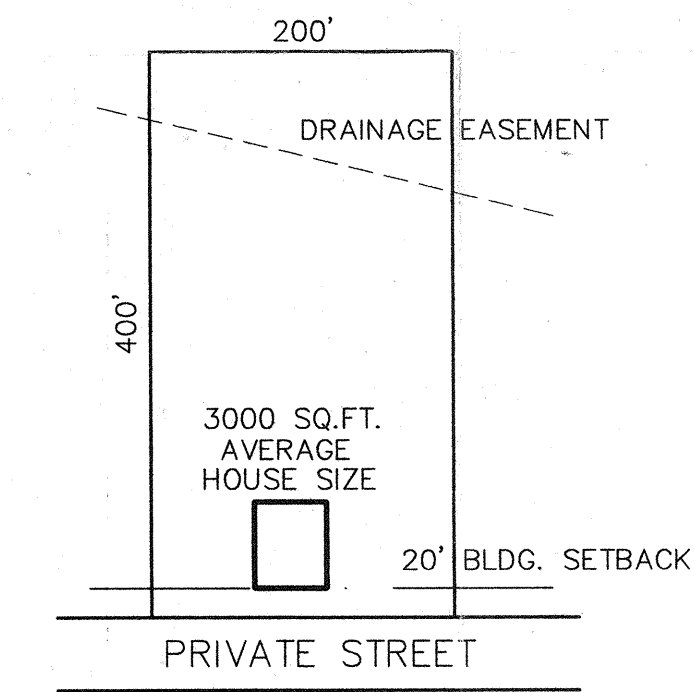
SCALE: 1" = 400'

(IN FEET)  
1 inch = 400 ft.

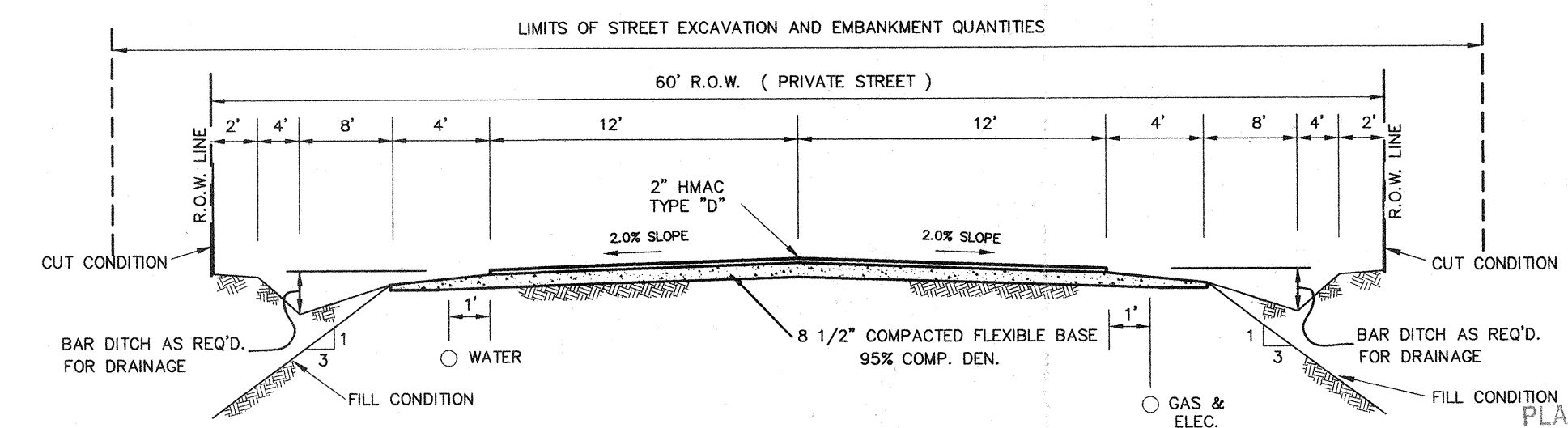


CLEAR VISION AREA CALCULATION  
NOT-TO-SCALE

$$R = 0.65(SD_1) - (W1/2 + K_a)$$
$$L = \frac{13(SD_1)}{13 + W1/2 + K_a} - 4$$
$$R = 0.65(300) - (22/2 + 2) = 182'$$
$$R = 0.65(300) - (24/2 + 2) = 181'$$
$$L = \frac{13(300)}{13 + (22/2) + 7} - 4 = 122'$$
$$L = \frac{13(300)}{13 + (24/2) + 7} - 4 = 121'$$



TYPICAL LOT DETAIL  
NOT-TO-SCALE

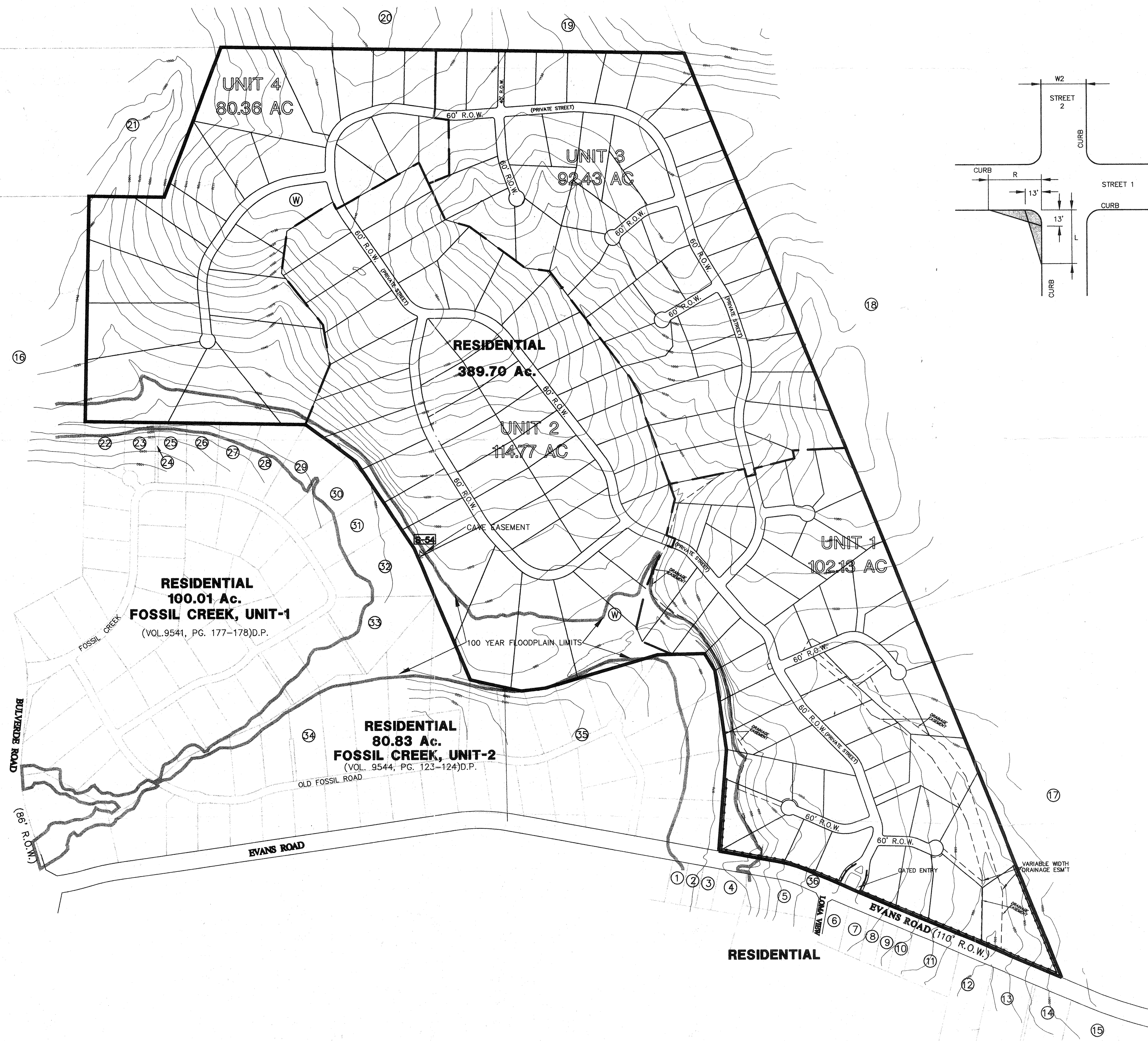


TYPICAL STREET SECTION  
NOT-TO-SCALE

PLAN HAS BEEN ACCEPTED BY  
COSA *[Signature]*  
1-7-00 659  
(date) (number)  
If no plats are filed, plan will  
expire on 7-7-01  
1st plat filed on

LEGEND

- PHASING LINE
- P.O.A.D.P./P.U.D. LIMITS
- (X) PROPERTY OWNER INFORMATION
- (W) SENSITIVE FEATURE - WELL
- CAVE FOOTPRINT
- (S-54) SENSITIVE RECHARGE FEATURE (ON SITE)
- PERIMETER FENCING



REVISIONS:  
12/17/99 UPDATED  
PER CITY COMMENT

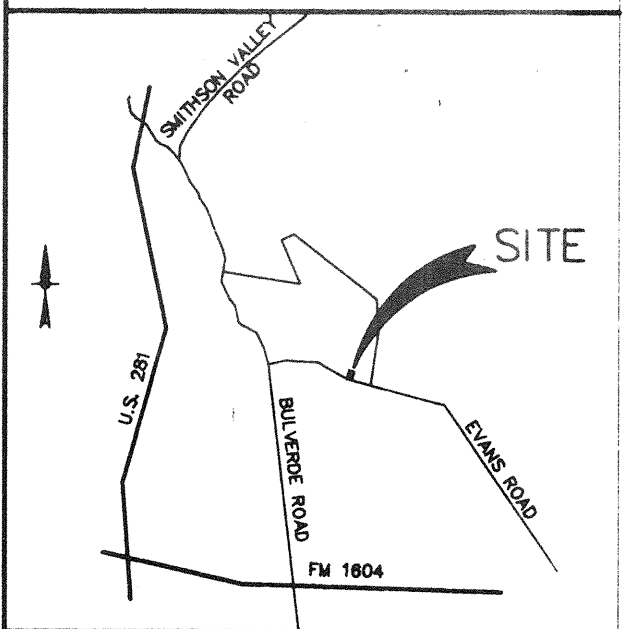
PAPERDAWSON **PD** ENGINEERS  
CIVIL & ENVIRONMENTAL  
SAN ANTONIO TEXAS 78216  
210-375-9000  
555 EAST RAMSEY

FOSSIL RIDGE SUBDIVISION  
P.O.A.D.P./ P.U.D.

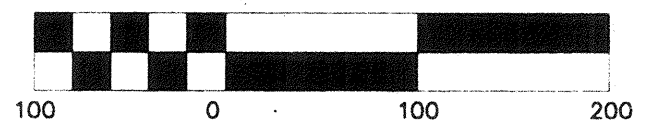
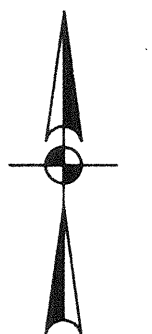
JOB NO. 4516-04  
DATE AUGUST 1999  
DESIGNER SEY  
CHECKED BC DRAWN RJA  
SHEET 1 OF 1



PLAT NO. 960245



LOCATION MAP  
N.T.S.



SCALE : 1"=100'

NOTES:

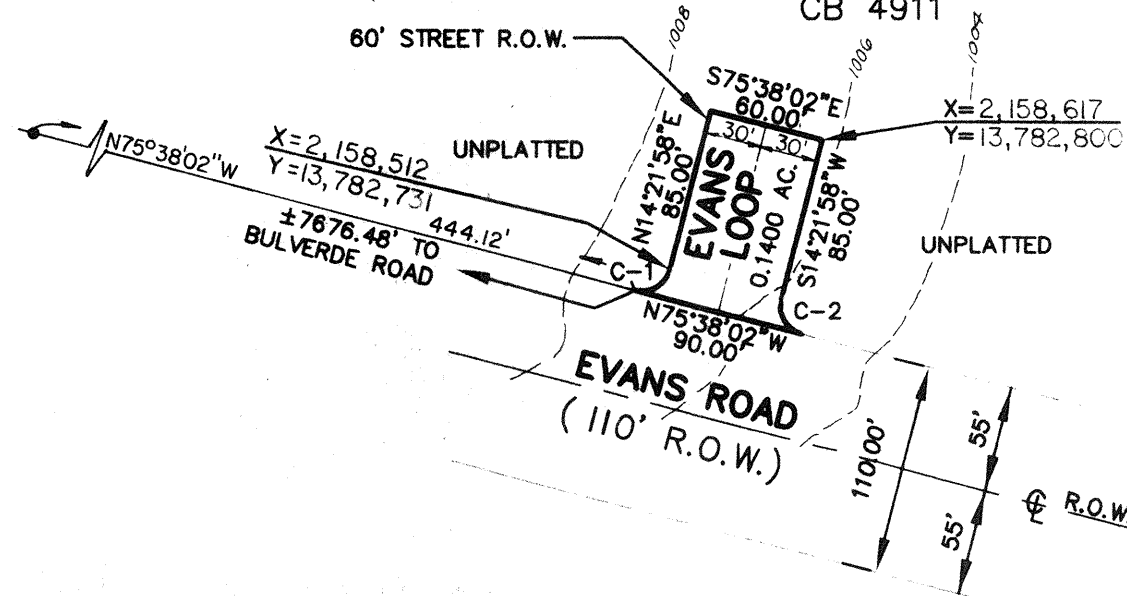
1. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE FOUND IN THE EVANS ROAD R.O.W.
2. THE BASIS OF BEARINGS IS THE EVANS ROAD R.O.W.
3. ALL 1/2" IRON RODS SET WITH A YELLOW CAP MARKED "PAPE-DAWSON" UNLESS OTHERWISE NOTED.

**PAPE-DAWSON ENGINEERS**  
CIVIL & ENVIRONMENTAL  
SAN ANTONIO TEXAS 78217  
9310 BROADWAY, BUILDING II 210-824-9484

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C-1	15.00'	23.56'	15.00'	90°00'00"
C-2	15.00'	23.56'	15.00'	90°00'00"

*Plat that  
validates Evans  
Rd Tract POADP  
#452*

ADOLPHUS HARNDEN SURVEY No. 478 1/3  
ABSTRACT No. 350  
CB 4911



WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any OPS monetary loss resulting from modifications required of OPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

*Stephen A. Kacmar*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17<sup>TH</sup> DAY OF JUNE  
A.D. 19 96

*Richard Olivarez*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER *Robert A. Reeh*  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT A. REEH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27<sup>TH</sup> DAY OF JUNE  
A.D. 19 96

*Richard Olivarez*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

**SUBDIVISION PLAT  
OF  
EVANS - NORTH LOOP SUBDIVISION**

A 0.1400 ACRE TRACT OF LAND BEING OUT OF A 1623.189 ACRE TRACT AS RECORDED IN VOLUME 3041, PAGE 979 OF THE REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS AND BEING OUT OF THE ADOLPHUS HARNDEN SURVEY No. 478 1/3, ABSTRACT No. 350, COUNTY BLOCK NO. 4911.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

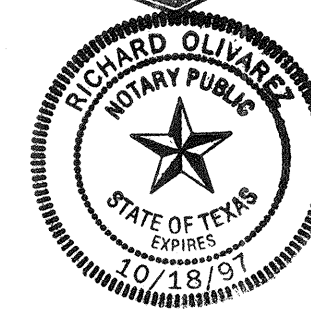
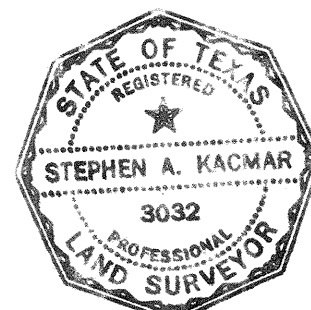
ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996.

ATTESTED:

COUNTY CLERK \_\_\_\_\_ COUNTY JUDGE \_\_\_\_\_  
BEXAR COUNTY, TEXAS BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ EVANS - NORTH LOOP SUBDIVISION \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 19 \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Stephen A. Kacmar*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17<sup>TH</sup> DAY OF JUNE  
A.D. 19 96

*Richard Olivarez*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY,  
IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY



# CITY OF SAN ANTONIO

## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: 09/01/99 Name of POADP: Fossil Ridge Subdivision

Owners: Denton Development Co. Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 11 Lynn Batts Ln., #100 Address: 555 East Ramsey  
San Antonio, TX San Antonio, TX

Zip Code: 78218 Zip Code: 78216

School District: Northeast ISD Phone: (210) 375-9000

Existing zoning: Bexar County Proposed zoning: Bexar County

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
Projected # of Phases: 4 ☒ Yes ☐ No  
San Antonio City Limits? ☐ Yes ☒ No  
Council District: N/A  
Ferguson map grid 484 B2:D5

*on the north side of Guano @ Loma Vieja*

Land area being platted:	Lots	Acres
Single Family (SF)	<u>158</u>	<u>389.70</u>
Multi-family (MF)	<u></u>	<u></u>
Commercial and non-residential	<u></u>	<u></u>

Is there a previous POADP for this Site? Name Part of: 452 Evans Rd Tract No. 1-20-95

Is there a corresponding PUD for this site? Name Fossil Ridge Subdivision No. WK6. 99-026

Plats associated with this POADP or site? Name  No.

Name  No.

Name  No.

Contact Person and authorized representative:

Print Name: Bill Classen, P.E. (c/o Pape-Dawson)

Signature: Bill Classen

Date: 09/01/99

Phone: (210) 375-9000

Fax: (210) 375-9010



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8½ x 11 reduction with six full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map; N/A
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501; **Pending**
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @ 207-7102; **Pending**
- ☒ the POADP ☒ does not ☐ does abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is not ☒ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.
- Evans Road  
Proposed O'Connor  
Proposed Stone Oak

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Bill Classen

Signature: Bill Classen

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED June 4, 1999



# CITY OF SAN ANTONIO

January 7, 2000

Mr. Tom Carter  
Pape Dawson Engineers  
555 E. Ramsey  
San Antonio, TX 78216

Re: Fossil Ridge                      POADP # 659

Dear Mr. Carter

The City Staff Development Review Committee has reviewed Fossil Ridge Preliminary Overall Area Development Plan # 659. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar Co. Public Works will require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EC

cc: Andrew J. Ballard, P. E., City Engineer





# CITY OF SAN ANTONIO

December 3, 1999

Mr. Tom Carter  
Pape Dawson Consulting Engineers  
555 Ramsey  
San Antonio, TX 78216

Re: Fossil Ridge POADP

Dear Mr. Carter,

This letter is to clarify staff's position on your Fossil Ridge proposed Preliminary Overall Area Development Plan.

Fossil Ridge is out of an approved and validated POADP, Evans Tract #452. That POADP was accepted on January 20, 1995. A plat out of that POADP, # 960245, was approved on July 10, 1996. The site encompasses 1691 acres located at the northeast corner of Evans Rd. and Bulverde Rd. This plan shows three entrances into the area now identified as Fossil Ridge. One on the north side from proposed Marshall Rd. which traverses the entire POADP. One from Bulverde Rd. on the west side and one from proposed O'Connor Rd. on the east side. In lieu of these three entrance points previously approved, staff will accept the proposed entrance from Evans Rd. but must ask for another entrance from the north as shown in the Evans Rd. Tract POADP. Your POADP cannot be accepted until another access is shown on the plan.

If you have any questions or comments regarding this matter, please contact Ms. J. Jay, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer



# CITY OF SAN ANTONIO

November 29, 1999

Mr. Tom Carter  
Pape Dawson Consulting Engineers  
555 Ramsey  
San Antonio, TX 78216

Re: Fossil Ridge POADP

Dear Mr. Carter,

The City Staff Development Review Committee has reviewed Fossil Ridge proposed Preliminary Overall Area Development Plan. The plan cannot be accepted at this time. A fax memo sent to you outlined several concerns addressed by the POADP committee: alignment of O'Connor Rd.; access to other residential developments adjoining this tract; only one entrance to service 158 lots; and, alignment of your entrance with Loma View.

Fossil Ridge is out of an approved and validated POADP, Evans Tract #452. That POADP was accepted on January 20, 1995. A plat out of that POADP, # 960245, was approved on July 10, 1996. The site encompasses 1691 acres located at the northeast corner of Evans Rd. and Bulverde Rd. The plan shows the O'Connor Rd. alignment north of Evans Rd following a creek bed and traversing Lot 4 located at the entrance to your development. This alignment is not feasible due to existing development on the south side of Evans Rd. Therefore, your POADP is correct in not showing this alignment of O'Connor Rd. The Evans Rd. Tract POADP will have to be revised to reflect the correct alignment of O'Connor Rd.

The Evans Rd. Tract POADP does show three entrances into the area now identified as Fossil Ridge. One on the north side from Marshall Rd. which traverses the entire POADP. One from Bulverde Rd. on the west side and one from O'Connor Rd. on the east side. In lieu of these three entrance points previously approved, staff will accept the proposed entrance from Evans Rd. but must ask for another entrance from the north as shown in the Evans Rd. Tract POADP. Your POADP cannot be accepted until another access is shown on the plan.

Public Works has issued a release for Fossil Ridge. They did not indicate they still have concerns with the alignment of your entrance with Loma View on the south side of Evans Rd.

If you have any questions or comments regarding this matter, please contact Ms. J. Jay, at (210) 207-7900.



Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer

SAN ANTONIO PLANNING DEPARTMENT  
LAND DEVELOPMENT SERVICES



## FAX COVER SHEET

DATE: 11-29-99

TO: Tom Carter

PHONE # \_\_\_\_\_

FAX # 275-9010

NUMBER OF PAGES INCLUDING THIS COVER 3

- ☐ For Your Review
- ☐ Reply ASAP
- ☐ At Your Request
- ☐ Need Additional Information

- ☐ FYI
- ☐ Directions
- ☐ Instructions
- ☐ Urgent

original on the way

FROM: J. JAY - PLANNER II  
phone # 210-207-7889  
fax # 210-207-4441  
e-mail: jeanjay@ci.sat.tx.us



\*\*\*\*\*  
\*\*\* ACTIVITY REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO. 2168  
CONNECTION TEL 93759010  
CONNECTION ID  
START TIME 11/29 09:24  
USAGE TIME 01'18  
PAGES 3  
RESULT OK

SAN ANTONIO PLANNING DEPARTMENT  
LAND DEVELOPMENT SERVICES



## FAX COVER SHEET

DATE: 11-29-99

TO: Tom Carter

PHONE # \_\_\_\_\_

FAX # 275-9010

NUMBER OF PAGES INCLUDING THIS COVER 3

- |  |                                       |
|--|---------------------------------------|
| <input type="checkbox"/> For Your Review             | <input type="checkbox"/> FYI          |
| <input type="checkbox"/> Reply ASAP                  | <input type="checkbox"/> Directions   |
| <input type="checkbox"/> At Your Request             | <input type="checkbox"/> Instructions |
| <input type="checkbox"/> Need Additional Information | <input type="checkbox"/> Urgent       |

original on the way



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Bexar County Public Works

FROM: J. Jay – Planning

Date 9-2-99

POADP NAME: FOSSIL RIDGE POADP

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

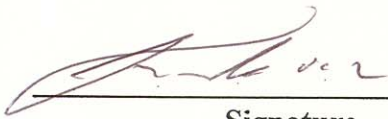
This item is tentatively scheduled for \_\_\_\_\_ before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Signature

Sr. Engr. Assoc.

Title

1-18-00

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☒ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 5-23-01

POADP NAME: Fossil Ridge

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 6-8-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: EVANS ROAD IS ON THE MTP REQUIRING A MIN OF 110'  
ROW. PROPOSE EXTENSION OF STONE OAK PARKWAY IS ON THE  
MTP AND APPEARS TO BE TRAVERSING THE PROPOSE POADP. PROPOSE  
POADP DOES NOT ADDRESS THE PROPOSE EXTENSION OF STONE OAK  
PARKWAY. IN ADDITION SOUTHEASTERN PORTION OF POADP DOES NOT ADDRESS  
JUDSON THOROUGHFARE REQUIRING A MIN OF 80' ROW

Signature

Planner  
Title

052901  
Date

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO	3796
CONNECTION TEL	
CONNECTION ID	
ST. TIME	05/30 09:56
USAGE T	02'17
PGS. SENT	5
RESULT	OK





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: City of San Antonio Building Inspections Date September 8, 1999  
FROM: Pape-Dawson Engineers, Inc.; ATTN: Bill Classen  
ITEM NAME: Fossil Ridge Subdivision FILE # \_\_\_\_\_  
RE: POADP

**SUBJECT:** The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: September 22, 19 99

- ☐ Proposed plat-30 days    ☐ Variance-15 days    ☒ POADP's-10 days  
☐ Plat deferral-30 days    ☐ Plan / legal doc-15 days    ☐ Other-15 days

NO RESPONSE WITHIN THE TIME INDICATED WILL BE  
CONSIDERED APPROVAL OF THE ITEM

- ☒ I recommend approval    ☐ I do not recommend approval  
☐ Other:

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Telephone # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

P. Ford    City Engineer    9/15/99  
Signature    Title    Date



RECEIVED  
99 DEC 30 PM 2:11

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

December 29, 1999

Mr. Emil R. Moncivais, AIA, AICP  
City of San Antonio  
Planning Department  
P.O. Box 839966  
San Antonio, TX 78283-3966

Re: Fossil Ridge Subdivision  
P.O.A.D.P./P.U.D. Plan

Dear Mr. Moncivais:

In response to your meeting with representatives of Denton Development Co. and Pape-Dawson Engineers on December 6, 1999, we are submitting a revised P.O.A.D.P./P.U.D. plan for the above referenced subdivision.

This plan reflects an updated lot layout and phasing plan. In addition an access right-of-way in Unit-3 was added for connectivity to planned subdivision to the north.

It is our understanding that Public Works no longer has a concern with the entry off of Evans Road. The Traffic Impact Analysis issued in August 1999 addressed the entry location. Although the proximity of the entry to Loma View on the opposite side of Evans Road was a concern, CSA Traffic Department felt that the location of the Fossil Ridge entry on top of the hill was more critical to sight distance and safety. Loma View serves a limited number of lots. The centerline to centerline offset of Loma View to the Fossil Ridge entry is approximately 140-feet. This is in compliance with section 35-4104 of the UDC.

Please contact me if you have any questions with your review of this document. We hope that the above mentioned modifications will be sufficient for you to complete your approval of this plan.

Sincerely,  
Pape-Dawson Engineers, Inc.

Thomas M. Carter, P.E.  
Sr. Engineering Manager

cc: Mr. Dan Kossel - Denton Development

4516\04\WORD\LETTER\991227A1

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



DATE: Nov. 8, 1999

and 11-29-99

FAX # 375-9010

FROM: J. JAY - PLANNER II  
phone # 210-207-7889  
fax # 210-207-4441  
e-mail: [jeanjay@ci.sat.tx.us](mailto:jeanjay@ci.sat.tx.us)

\*\*\*\*\*  
\*\*\* ACTIVITY REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO. 2176  
CONNECTION TEL 93759010  
CONNECTION ID  
START TIME 11/29 11:41  
USAGE TIME 00'45  
PAGES 1  
RESULT OK

SAN ANTONIO PLANNING DEPARTMENT  
LAND DEVELOPMENT SERVICES



## FAX COVER SHEET

DATE: Nov. 8, 1999 and 11-29-99

TO: Tom Carter RE: Fossil Ridge POADP

FAX # 375-9010

NUMBER OF PAGES INCLUDING THIS COVER 1

Tom,

The POADP committee originally met on 9-10-99 to review the Fossil Ridge POADP. At that time, Public Works said that the TIA was still working. The committee also expressed concern regarding the alignment of O'Connor Rd. It was brought to my attention by Pete Vega, that this particular site is out of an approved POADP, Evans Rd. Tract # 452. That plan shows O'Connor Rd cutting across the southeast corner of your site. I am assuming that the Fossil Ridge POADP is revising the Evans Rd. Tract POADP. Is the developer of the Evans Rd Tract aware that his POADP is being revised?

Also, property owners south of Evans Rd. have also expressed concern over the alignment of O'Connor Rd. Public Works staff as well as staff from the Major Thoroughfare office have been looking at several alignments of major thoroughfares in this section of the county. A meeting needs to be set up with your office and city staff to discuss the options that have been raised.

Some other concerns express by staff...

## Jeannette Jay

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To: Fernando DeLeon  
Subject: RE:

Good question, I have a memo prepared to fax to PD to come in and discuss this issue, just waiting for SR staff to approve my fax. Will send you a copy when it goes out.

Jay

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-----Original Message-----

From: Fernando DeLeon  
Sent: Tuesday, November 16, 1999 8:31 AM  
To: Jeannette Jay  
Subject: RE:

Jay, I spoke to Todd Sang and the TIA has been approved. The only other issue is the alignment of O'Connor Road. Whos is going to decide this (Planning or Public Works)?

**Fernando De León, E. I. T.**  
**Senior Engineering Associate**

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-----Original Message-----

From: Jeannette Jay  
Sent: Thursday, November 04, 1999 4:00 PM  
To: Todd Sang; Fernando DeLeon  
Cc: Robert Opitz; Bill Telford; Pete Vega; Jesus Garza  
Subject:

Guys,

I got a call from Pape Dawson (Tom Carter) asking for the status on Fossil Ridge. This is the site that had trouble with the alignment of O'Connor Rd. My notes indicate you were waiting for a TIA, I do not have a release from PW yet. We never resolved the issue of the alignment. Please be prepared to discuss this again in the morning at the POADP meeting.

Thanks

*J. Jay, Planner !!  
Land Development Services  
Planning Dept.  
210-207-7889  
or this e-mail*

*Sent @ note to Bob  
12-6-99 asking if this  
is all I will get from P.W.  
to release POADP.*



## Jeannette Jay

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**From:** Jeannette Jay  
**Sent:** Wednesday, December 01, 1999 9:44 AM  
**To:** Emil Moncivais; Bill Telford; Jesus Garza; Roderick Sanchez; Edward Guzman; Robert Opitz; Carmen Garza  
**Subject:** RE: Meetings with Pape Dawson and dev. concerns

To confirm:

Pape Dawson has asked for meeting with staff to discuss the staff recommendation on their PUD plan, Renaissance - Tuscany. That meeting is scheduled for tomorrow at 10 a.m. in the 3rd floor conference room.



00-001 Renaissance  
Tuscany sta...

Pape Dawson has asked for another meeting with staff to discuss their POADP Fossil Ridge. This site is out of a previously accepted POADP, Evans Tract. That meeting is scheduled for Monday at 9:00 a.m. in the 3rd floor conference room, if available.



Fossil Ridge by  
Pape.doc

*J. Jay, Planner !!  
Land Development Services  
Planning Dept.  
210-207-7889  
or this e-mail*

## Jeannette Jay

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**From:** Edward Guzman  
**Sent:** Tuesday, December 07, 1999 8:51 AM  
**To:** Emil Moncivais; Roderick Sanchez  
**Cc:** Jeannette Jay; Luz Gonzales; Elizabeth Carol  
**Subject:** Dec. 6th meeting

Attendees - Gene Dawson, Rick Wood, Dixie Watkins, Dan Kossel, Laddie, Bill Telford, Bob Optiz, Jay, and Ed

**Jay, if this report is not your understanding, please correct .**

Items discussed :

Fossil Creek - issue connectivity to the north boundary - Gene will amend plan to show stub as recommended

Oliver Ranch - issue internal connectivity - consensus is that proposed public collector street provides the connectivity that is sought ( same concept as Rogers Ranch ) ~~and the same~~

Oliver Ranch Pedestrian Plan - issue lack of information - Dixie will amend plan to show reason for placement of walks along north side of thoroughfare. Reason for not placing walks on southside is due to steep topography and construction of standard walk will also desecrate area ( damage tree and surrounding vegetation ). Applicant proposes to construct asphalt path instead of standard walk because material does not require the excavation necessary to construct concrete walks. Laddie will also submit copy of HOA maintenance agreement for these walks. City will not maintain .

Rogers Ranch - issue connectivity for future development located north of CPS transmission easement and East/West thoroughfare needs - consensus is to plan two access points onto the proposed thoroughfare and dedicate required ROW and request variance to road construction. variance is a result of non construction of subject thoroughfare section located to the west and abutting the Graystone and Bible Study properties.

*Thanks Edward Guzman*

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1596188

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 370.00  
INVOICE DATE 9/07/1999  
DUE DATE 9/07/1999

50-04-5573  
BITTER BLUE, INC.  
11 LYNN BATTS LANE, STE. 100  
S.A. TX. 78218

*Jaif*

-----  
PHONE: 000 - 0000

POADP  
FOSSIL RIDGE

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE 9/07/1999      INVOICE 1596188      ACCOUNT 50-04-5573      DUE DATE 9/07/1999      OFFICE HOURS 7:45 - 4:30  
-----

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

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AGREEMENT DATES      SERVICE DATES      ORDINANCE      CONTRACT      DOCUMENT  
ST:                      09/06/1999                      CK# 004771                      FOSSIL RIDGE  
END                      09/06/1999  
-----

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

-----

C I T Y    O F    S A N    A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

↓



004771

BITTER BLUE, INC.

POADP Review Fee  
Fossil Ridge Unit 1

**BITTER BLUE, INC.**  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

FROST NATIONAL BANK  
San Antonio, Texas 78296

004771

Three hundred and seventy and no/100 Dollars

PAY TO THE ORDER OF:

City of San Antonio

DATE  
08/19/99

AMOUNT

\*\*\$370.00\*\*

Fossil Ridge  
POADP

*[Signature]*  
AUTHORIZED SIGNATURE

61 01432351

004771 1140000931

# TRANSMITTAL



**To:** City of San Antonio—Planning

**Date:** 09/01/99

**Attn:** Elizabeth Carol

4<sup>th</sup> Floor, Municipal Plaza Bldg.

114 W. Commerce

**Re:** Fossil Ridge Subdivision, P.U.D.

QUANTITY	DESCRIPTION
1	P.O.A.D.P. Application
6	Blueline copy of P.O.A.D.P./P.U.D. Plan
1	Check #004771 for \$370.00 Review Fee
1	8 ½" x 11" reduction of P.O.A.D.P. Plan

*If enclosures are not as noted, kindly notify us at once.*

☒ **For Approval**    ☐ **For Your Use**    ☐ **As Requested**    ☒ **For Review and Comment**

**COMMENTS**


RECEIVED  
50 SEP -1 PM 3:55  
CITY OF SAN ANTONIO  
PLANNING  
SERVICES DIVISION

**From:** Stephanie Yarbrough *SY*

**Project No.:** 4516.04

**cc:** Correspondence File

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com